

RECEIVED
TEXAS REAL ESTATE COMMISSION

APR 21 2010

CASHIER'S SECTION
OPERATOR 9TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

SANDRA JOHNSON
TX-1322036-G [EXPIRED]§
§
§
§
§
§
§DOCKETED COMPLAINT NO. 08-053
AND 08-220**AGREED FINAL ORDER**

On this the 12th day of February, 2010, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Sandra Johnson (Respondent).

In order to conclude this matter, Sandra Johnson neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

FINDINGS OF FACT

1. Respondent Sandra Johnson is a Texas state certified general real estate appraiser, holds certification number TX-1322036-G, and has been certified by the Board during all times material to the above-noted complaint cases.
2. On or about January 19th, 2007, Respondent appraised real property located at 12415 Yancy Drive, Houston, Texas 77015 ("the Yancy property").
3. On or about January 10th, 2005, Respondent appraised real property located at 837 Bunker Hill Road, Houston, Texas 77024 ("the Bunker Hill property").
4. On or about November 26th, 2007, the Complainant, Steve Safavi with Nationstar Mortgage, filed a complaint with the Board. The complaint alleged that the appraisal report contained various deficiencies with respect to analysis and methodology.
5. On or about July 15th, 2008, Deloris Kraft-Longoria, filed a staff-initiated complaint with the Board. The complaint alleged that the appraisal report contained violations of the Uniform Standards of Professional Appraisal Practice ("USPAP").
6. Thereafter, the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in both complaints. Respondent's responses to the complaints were received.

7. Respondent failed to adhere to USPAP in effect at the time of her appraisal reports for the Bunker Hill and Yancy properties.

CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.

2. Respondent violated various provisions of USPAP as prohibited by TEX. OCC. CODE § 1103.405 and 22 TEX. ADMIN. CODE §§ 155.1(a) and 153.20(a)(3):

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that the Respondent shall:

- a. Pay to the Board an administrative penalty of \$250.00; and,
- b. Comply with all provisions of the Act, the Rules of the Board, and USPAP in the future, or be subjected to further disciplinary action.

Payment of the **ADMINISTRATIVE PENALTY** must be by certified funds, and must be tendered within **TWENTY DAYS** of the date of this Agreed Final Order.

Failure to timely comply with any of the terms of this Final Agreed Order shall result in initiation of a contested case proceeding against Respondent and after opportunity for a hearing, possible imposition of disciplinary sanctions against Respondent as provided for by TEX. OCC. CODE § 1103.518.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 11 day of February, 2010.


SANDRA JOHNSON

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 9 day of April, 2010, by SANDRA JOHNSON, to certify which, witness my hand and official seal.

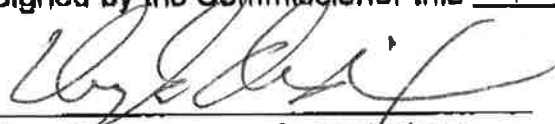

Notary Public Signature

Joyce Palacios
Notary Public's Printed Name



My Commission Expires 3-11-2011

Signed by the Commissioner this 12 day of Feb, 2010.


Douglas Oldmixon, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 12 day of Feb, 2010.

 James B. Ratliff
Clinton P. Sayers, Chairperson
Texas Appraiser Licensing and Certification Board